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Memorandum

To: *Ed Modiano, OPOG Project Coordinator*

From: *Sharon Wallin, P.G.
Ed Song*

Date: *August 9, 2010*

Subject: *Fred R. Rippy, Inc. – Indoor Air Vapor Intrusion/Conduit Assessment*

The purpose of this memorandum is to provide an assessment of potential pathways (conduits) for indoor air vapor intrusion (VI) at the Fred R. Rippy, Inc. (FRR) facility located at 12471 Whittier Blvd., in Whittier, California. The assessment consisted of visual observation of the interior spaces inside the FRR facility for potential conduits for vapor intrusion, and was performed on June 18 and 24, 2010. A chemical inventory was also performed on those dates. A Heating, Ventilation, and Air Conditioning (HVAC) assessment of the property was also performed on June 22, 2010 by Air Systems, Inc. (ASI).

Facilities Description

The Fred R. Rippy, Inc. (FRR) property consists of a 32,557 square feet lot with 30,750 square feet of building space. The building space consists of three buildings which are interconnected by interior hallways and doors. There is a one-story building separated into a front office area and a production area, a second building attached to the rear of the one-story building which also houses production, and an adjoining warehouse building. Based on review of air photos provided in a 2000 Aerial Photographic Analysis (Lockheed, April 2000) performed for EPA, the one story building housing the office and production areas was constructed between 1946 and 1956, the rear production building was constructed between 1956 and 1959, and the warehouse building was constructed after 1994.

As noted on the attached Site Plan from a 2008 remodel (which slightly reduced the production area and increased the office space area), the building space is divided as follows: 17,333 square feet of manufacturing area, 9,755 square feet of warehouse area, and 3,052 square feet of office area. The property serves as a manufacturing and shipping facility for precision laminations and associated tooling and dies for the electrical and aerospace industries. Building layout diagrams provided by facility representatives (Figures 1 through 3) have been attached to this document. Figure 4 is an aerial photograph which illustrates the

various areas and the location of the FRR property with respect to the Omega property and Operable Unit 1.

The front office area is located on the southern end of the one-story building (facing East Washington Blvd.) and contains a number of office rooms, storage rooms, and a break room. These locations are identified in Figure 1. These offices are typically occupied eight hours per day between five and six days a week. The storage areas primarily contain documents and files. The entire front office area was remodeled approximately one year ago.

The production area consists largely of open floor space where machining and production of electrical lamination occurs. A number of smaller rooms within the production area are used as offices and other support operations (such as quality control). The area is occupied eight hours per day, five days per week.

The warehouse building consists primarily of an open room with shelves for storing raw materials and tooling. The warehouse also contains two restrooms and a welding area in the southwest and southeast corners, respectively. The area is occupied eight hours per day, five days per week.

Indoor Air Quality

Indoor air has been identified by EPA as a potential concern for human health and safety. Conditions inside a building, such as poor ventilation, high temperatures, and high humidity may impact the indoor air concentration of contaminants relative to outdoor air. In their introductory document to indoor air quality, EPA recommends mitigating these effects by properly identifying the source of the air pollutants and by ensuring adequate ventilation (EPA, 2009). CDM performed the sampling and assessment described below to evaluate indoor air quality, chemicals used and stored at the facility, and the facility's HVAC system.

Sampling

Indoor air samples were collected from three locations at the FRR facility on July 1st (see attached Figures 1 through 3 for sampling locations). Samples were collected over an eight hour interval in 5 liter Summa canisters. The samples were analyzed for VOCs using method TO-15 SIM by Air Toxics, Ltd. During the July 1st sampling event, four samples were collected from the FRR property (one sample per area and one duplicate in the Office Area. The results were submitted to EPA in the Short Term Mitigation Air Sampling Report for June 2010 (CDM, July 28, 2010).

Heating, Ventilation, and Air Conditioning (HVAC) Assessment

As noted above, on June 22, 2010, ASI conducted a general outside air/ventilation survey at the FRR facility. The survey evaluated the location and operation of equipment comprising the various HVAC systems.

The ASI survey noted that there were three AC units in the office area (front office, manager office, and conference room), and 3 AC units in the production area (inspection area, lunch room, and EDM (electrical discharge machining) room. The locations of the AC units are noted on a figure provided in the attached ASI report. Two of the six units (front office and conference room) were equipped with outside air dampers, the remaining four units do not have outside air intakes. At the time of the HVAC assessment, it was noted that several windows in the machine shop area were open. The warehouse did not contain any AC units and relied on open doors to provide ventilation.

Indoor Air Vapor Intrusion Conduit Assessment

The Indoor Air VI Pathway Evaluation, conducted on June 18 and 24, 2010, focused on identifying potential pathways for subsurface vapors to migrate into the FRR facility. CDM visually observed the floors of the facilities (carpet, tiling, etc.) and looked for underground conduits or utility lines that could provide pathways for subsurface vapors to enter the buildings.

Building plans were obtained from the property owner's representative. These building plans generally were limited to a floor plan or structural design plan and did not indicate the location of any subsurface utility lines. As a result, identification of any potential VI conduits was based primarily on visual observation.

Front Office Area

All rooms are furnished; however, sufficient portions of the flooring materials were exposed to provide a representative observation of the flooring condition. However, the sub-floor beneath the certain flooring material (carpet or tiling) could not be observed since all flooring materials were affixed to the floor and could not be removed without damage to the property. The front office area was renovated within the last year.

The "office floor" area illustrated in Figure 1 is furnished as a reception area and office space (Photo 1). Office cubicles are located along the north and south walls of the office floor. The floor is tiled with carpet in the areas occupied by the office cubicles. The tiling and carpet are in excellent condition (Photo 2) with only light scratches. No conduit penetrates the floor in this area.

All offices and the conference room are of similar construction and furnishing. Each office is furnished with a desk and cabinets and has carpeted flooring. Photo 4 shows a typical layout for the FRR offices. All of these offices were observed to have carpet in excellent condition (Photo 5), containing no breaks or tears. No conduits extended through the floor in any of the front office area offices. The Account Manager's Office had an adjoining closet (Photo 6) that was previously used as a server room but is currently used for supply storage. The flooring in

Mr. Ed Modiano
August 9, 2010
Page 4

this closet is concrete in good condition with minor surface blemishes (Photo 7). One conduit was found to extend through the floor (Photo 8).

The lunch room has tiled flooring in excellent condition with only minor surface blemishes (Photos 9 and 10). The room also contains one sink; all associated piping and fittings were adequately sealed around the point of entry (Photo 11). A few cleaning chemicals, including bleach and dish detergents were stored under the sink.

The front office area contains two storage rooms used for file storage (Photo 12). Both storage rooms have concrete flooring with only minor surface scratching (Photo 13). No conduits penetrate the floor in either of the rooms. The server room contains the computer servers and other network equipment (Photo 14). The tiled floor is in excellent condition with no visible damage (Photo 15). Conduit containing associated wiring exits through the ceiling (Photo 16). No conduits penetrate the floor.

The front office area also contains two restrooms (men's restroom near the northern storage room and the women's restroom north of the account manager's office) with tiled flooring in excellent condition. Photo 17 shows a typical layout of the restrooms. No visible damage was observed to the tiling (Photo 18). One drain (Photo 19) and one drain clean-out (Photo 20) were observed in the men's restroom while a conduit in the floor that has been cemented was observed in the women's restroom (Photo 21). All pipe fittings were adequately sealed against the wall in both restrooms (Photo 22).

A janitorial closet/equipment room is located adjacent to the two restrooms (Photo 23). The room contains concrete flooring with some cracking and staining; one floor drain is also located in the room (Photo 24). All sink piping and fittings were adequately sealed with the wall or floor (Photo 25). Conduits associated with the water heater are adequately sealed with the wall and ceiling (Photo 26). A series of five conduits enter the room from the ceiling and terminate above the sink (Photo 27).

Production Area

The production area consists largely of open floor space where machining and production of precision laminations occurs (Photo 28). Exit doors and windows (located near the roof) remain open throughout working hours and provide ventilation with outdoor air. All rooms and subareas of the production area contained concrete flooring in fair condition with surface cracks, divots and stains. Photo 29 displays the typical condition of the flooring. As shown in the photo, larger cracks in the concrete flooring have been sealed. The equipment and machinery associated with lamination production cover much of the production area floor; however, sufficient portions of the flooring were exposed to provide a representative observation of the flooring condition. Most conduits were installed along the walls (Photo 30); however, the electrical conduits that penetrate the floor were adequately sealed (Photo 31).

Mr. Ed Modiano
August 9, 2010
Page 5

Chemicals are stored in the area near Exit 3 (such as hydraulic fluids and oils as shown in Photo 32) and Exit 4 (vanishing oil as shown in Photo 33).

The lunch room contained tiled flooring in good condition (Photos 34 and 35). Only minor scratches were observed. The lunch room did not contain any conduits that penetrate the floor nor a sink.

All production area offices are of similar construction and furnishing. Each office is furnished with a computer desk and shelves or cabinets for file storage (Photo 36). Each office also contains tiled flooring in good condition with only minor surface damage such as light scratching (Photo 37). No visible conduits penetrated the floor in these offices.

The QA lab, which houses equipment for quality control of FRR products (Photo 38), contained tiled flooring in good condition with minor surface chipping (Photo 39). One conduit was observed to enter from the ceiling while no conduits were observed penetrating the floor.

The maintenance office contains concrete flooring typical of the production area (Photo 40); the flooring is in good condition with shallow surface cracks (Photo 41). Conduits enter the room through from the ceiling (Photo 42) and no conduits were observed penetrating the floor. Additionally, a small section of the wall near the ceiling was cut away (Photo 42).

The EDM room contains concrete flooring typical of the production area. The flooring is in fair condition with surface scratches (Photo 43). Conduits associated with equipment in the EDM room were installed along and exit through the walls (Photo 44). No conduits were observed penetrating the floor.

The utility room contains concrete flooring typical of the production area. The flooring is in fair condition with no visible cracks (Photo 45). All conduits that penetrate the floor are adequately sealed with the floor (Photo 46). The utility room also contained a sink whose fittings were also adequately sealed against their respective surfaces (Photo 47).

Warehouse Area

The warehouse consists primarily of an open room with shelves for storing raw materials and tooling (Photo 48). Exit doors remain open during working hours and provide ventilation with outdoor air. The warehouse contained concrete flooring in good condition with surface cracks and other minor surface damage. Photo 49 displays the typical condition of the flooring. Most conduits were found installed along the walls; however, electrical conduits were observed that penetrate the floor and appeared to be adequately sealed (Photo 50). Cleaning and maintenance chemicals are stored in a cabinet in the welding subarea.

The warehouse area contains two restrooms and a sink outside of the restrooms (Photos 51 and 52). The restrooms had concrete flooring in fair condition; visible damage was limited to surface stains and scratches. All fittings and piping for the restrooms and sink appeared to be adequately sealed with their respective surfaces (Photos 53 and 54).

Piping on the exterior of the FRR facility generally enters the building above the ground and through the wall ceiling. Photos 55 through 57 show typical utility piping and piping entry points into the building.

Chemical Inventory

A variety of chemicals were noted in the office, production, and warehouse areas during the building assessment. The chemical inventory is summarized on the attached table. The primary chemical in use in the production area is vanishing oil (a blend of aliphatic Stoddard type hydrocarbons and mineral oil) which is used daily at a variety of work stations. At the time of the assessment, there were four 55-gallon drums present. There were also two 30-gallon steel refillable containers for kerosene (per the maintenance representative, FRR orders one 55-gallon drum per year) and lube oil (per the maintenance representative, FRR orders four 55-gallon drums per year). There were also 5 gallon containers of WD-40 and Acetone. Based on evaluation of available Material Safety Data Sheets, the large volume chemicals currently in use and stored at the property do not appear to contain chlorinated hydrocarbons. However, no information was collected regarding potential past use of other solvent types, e.g. chlorinated solvents.

Conclusions

Based on the visual observation performed, no visible conduits for subsurface intrusion were observed. Typically, the floor materials were in good condition and did not show visible cracks or openings that could provide conduits to the subsurface. The HVAC report noted that the dampers for the two AC units with outside air intakes were in the closed position, and were opened at the time of the HVAC assessment to allow for outside air intake.

The three indoor air locations sampled on July 1st will be re-sampled at the next monthly sampling event currently scheduled for August 25th. The August 25th results will be compared to the initial July 1st sampling results, and the results and recommendations will be provided to EPA in the monthly Short Term Mitigation Air Sampling Report following receipt of the analytical results from the laboratory and data evaluation.

References

CDM, 2010. Short Term Mitigation Air Sampling Report for June 2010. July 28.

Mr. Ed Modiano
August 9, 2010
Page 7

Lockheed Environmental Systems & Technologies Co. 2000. Aerial Photographic Analysis
Omega Chemical Site. April.

USEPA, 2009. *The Inside Story: A Guide to Indoor Air Quality*. 24 November.

Attachments

Figures (Floor Plans and Aerial View)

Photographs

Chemical Inventory Summary Table

HVAC Assessment Report (ASI, July 26, 2010)

Front Office Area Exit Routes
12471 E. Washington Blvd.

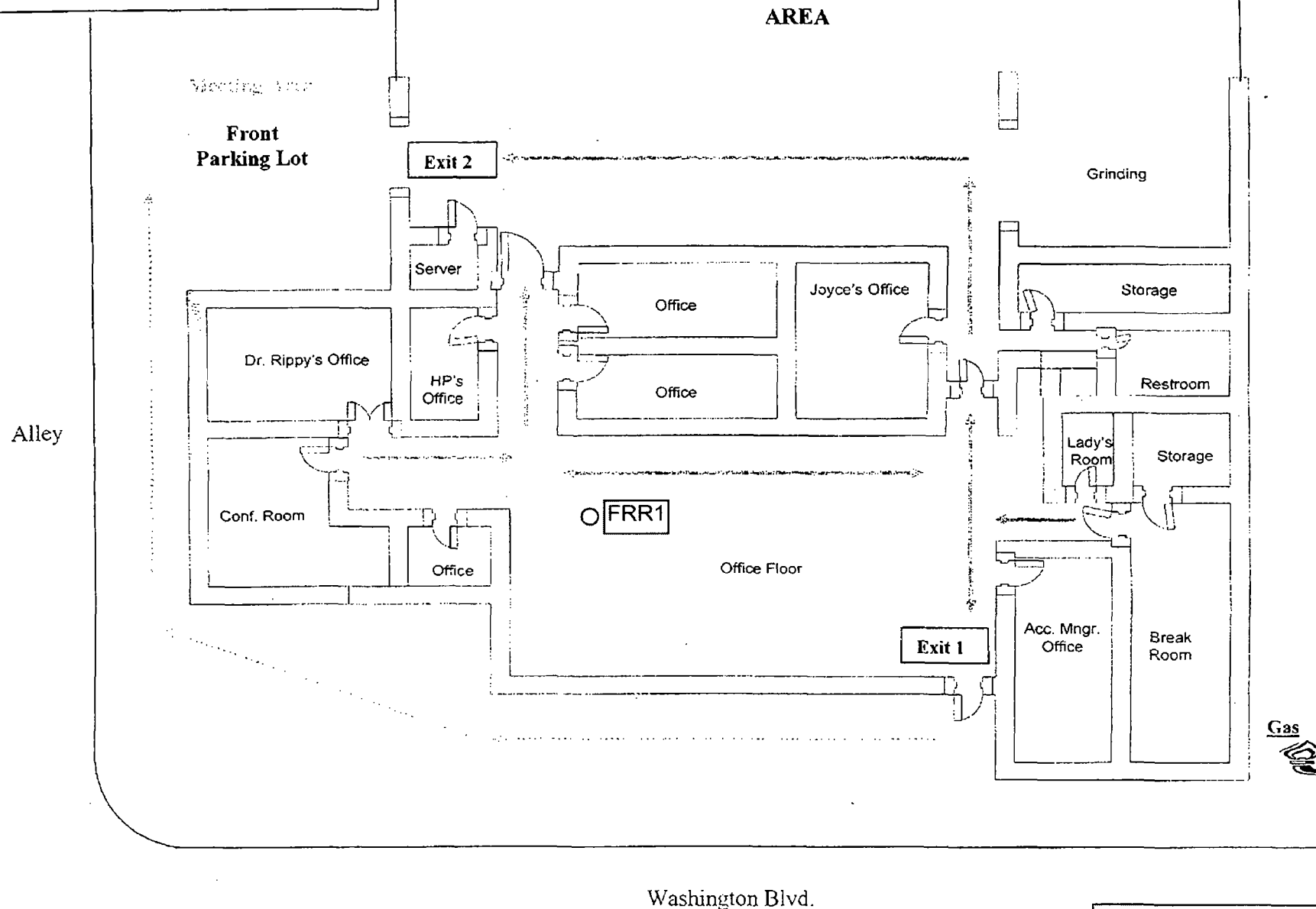


Figure 1 - Office Area

Production Area Exit Routes
12471 E. Washington Blvd.

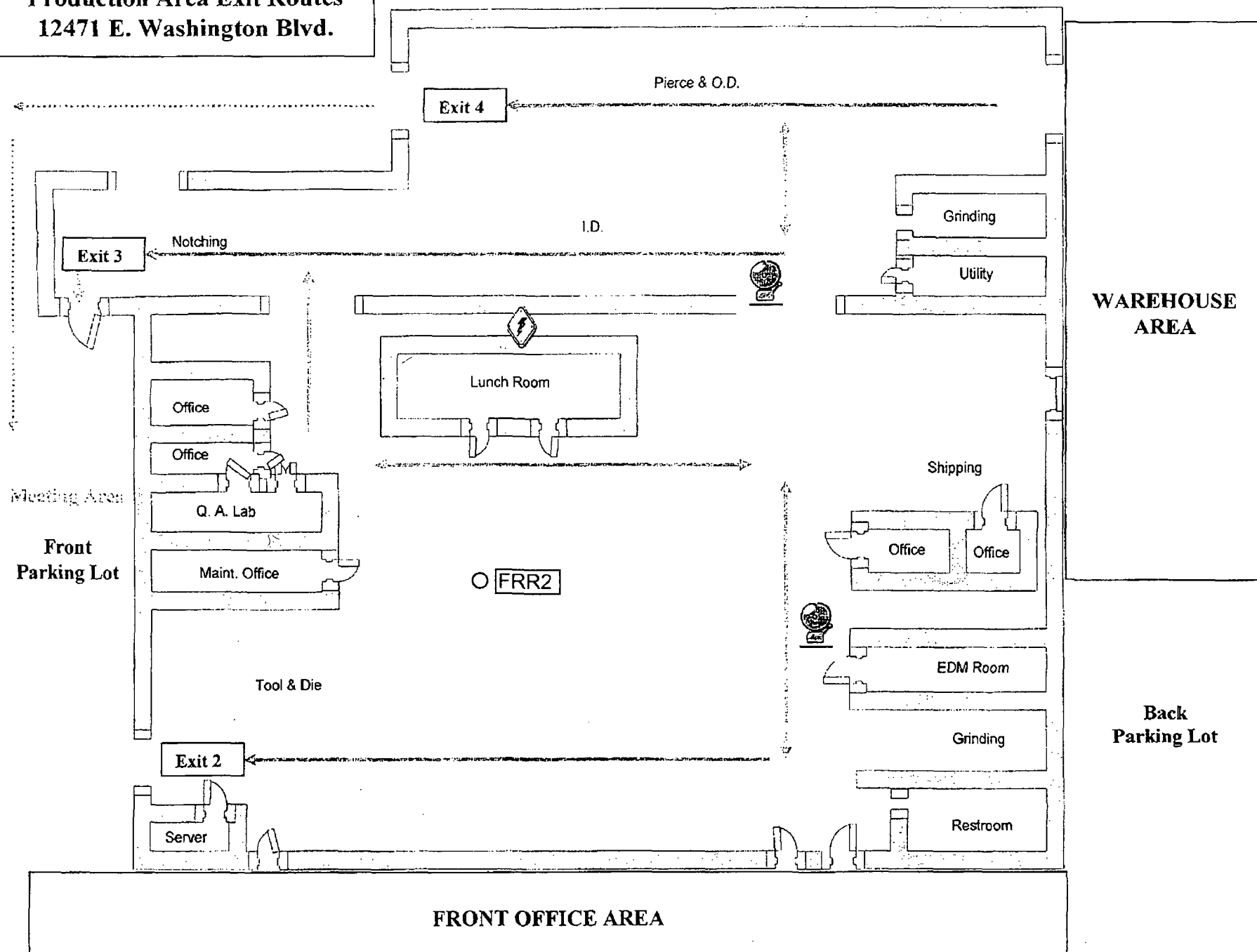


Figure 2 - Production Area

Warehouse Area Exit Routes
12471 E. Washington Blvd.

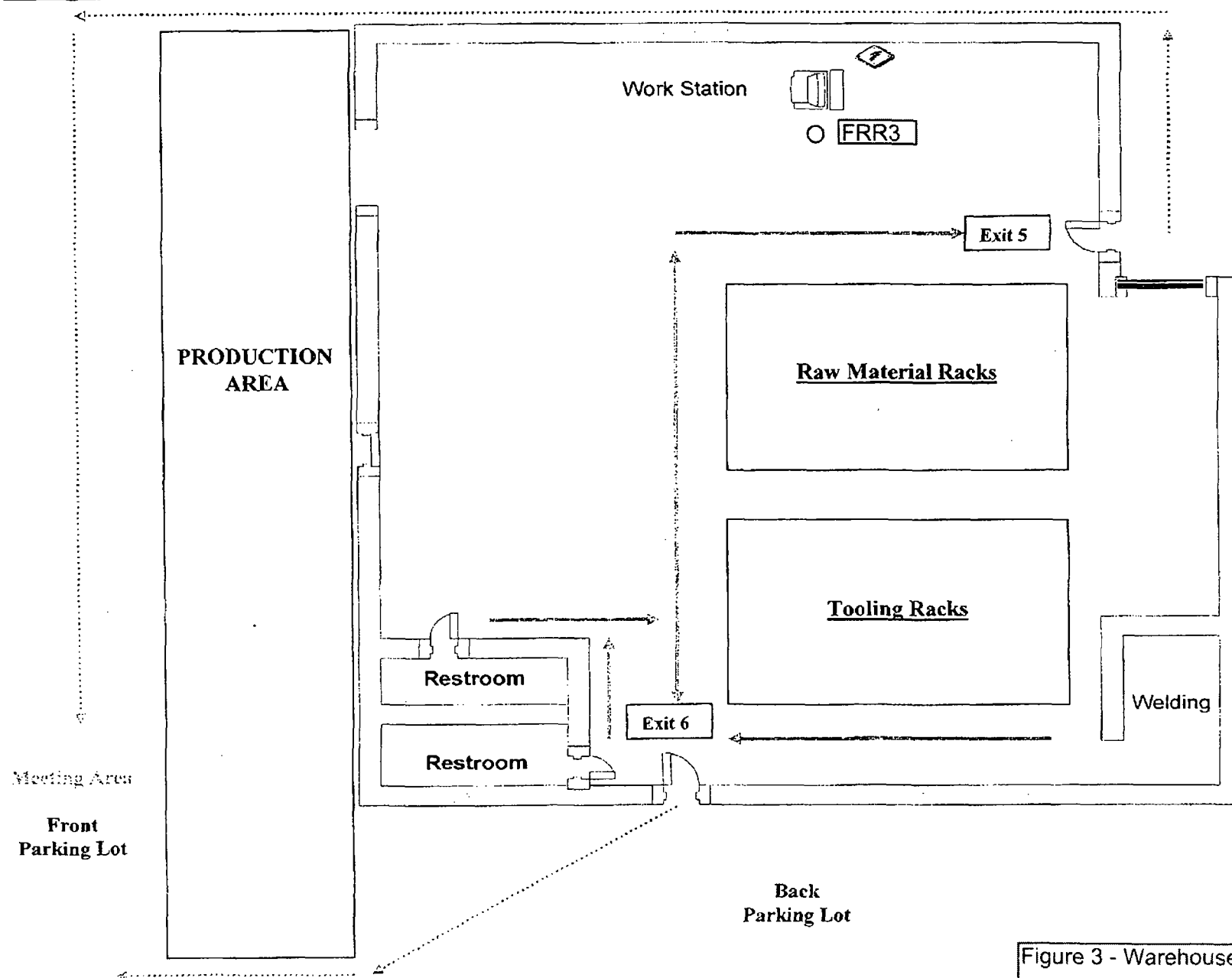


Figure 3 - Warehouse Area

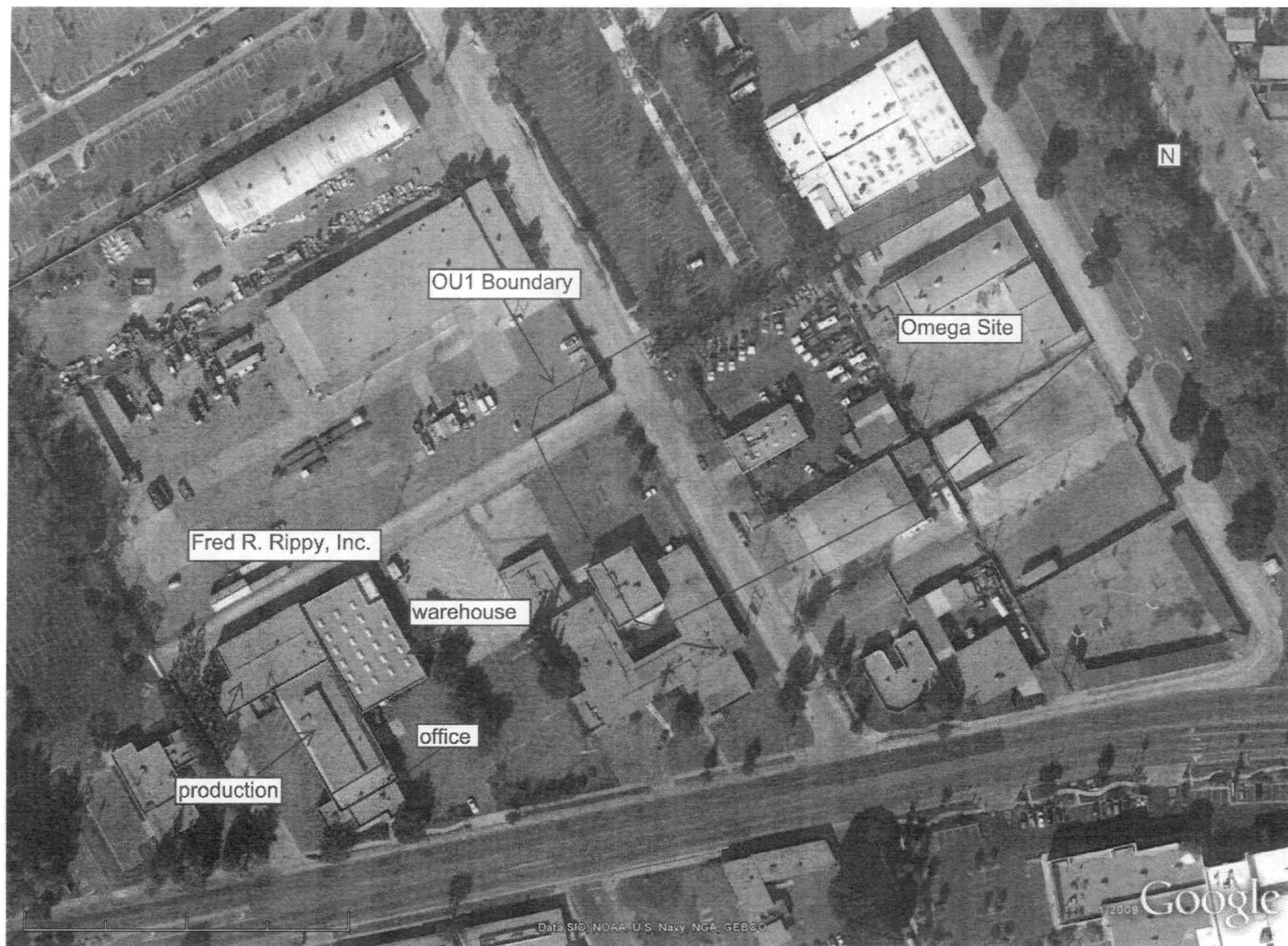
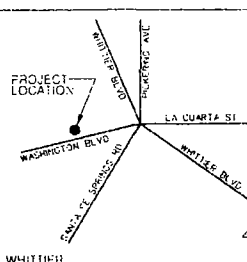


Figure 4 - Aerial View

VICINITY MAP NO SCALE



SCOPE OF WORK

1. REMODELING OF EXISTING OFFICE AREA - 465 S.F.
2. REPLACE EXISTING EXTERIOR WINDOWS (13)
3. INTERIOR ADDITION TO EXIST OFFICE 339 S.F.
4. REMODELING OF EXISTING MANUFACTURING AREA - 617 S.F.
5. UPGRADE OR REPLACE EXISTING HVAC AND DUCTS

OCCUPANT LOAD

2007 CBC, TABLE 1004.1.1, 1019.1, 1019.2

OCCUPANCY	FUNCTION OF SPACE	GROSS FLOOR AREA IN S.F.	GROSS FLOOR AREA PER OCCUPANT	OCCUPANT LOAD	NUMBER OF LEVELS
F-2	INDUSTRIAL AREA MANUFACTURING	17,333	100	174	2
S-1	WAREHOUSE	9,755	100	20	2
B	BUSINESS AREA OFFICE	3,052	100	31	1

MIXED OCCUPANCY

2007 CBC, SECTION 508.3.3, TABLE 508.3.3

OCCUPANCY F-2

A - 20,846 S.F., A-16,000 S.F., 1-0.6

A2-A1 - A161 - 26,800 S.F.

OCCUPANCY S-1

A - 9,907 S.F., A-16,000 S.F., 1-0.4

A161 - A161 - 35,400 S.F.

A17-21

A15-21 20,846 9,907

A161-21 A15-21 26,800 35,400

NOTES

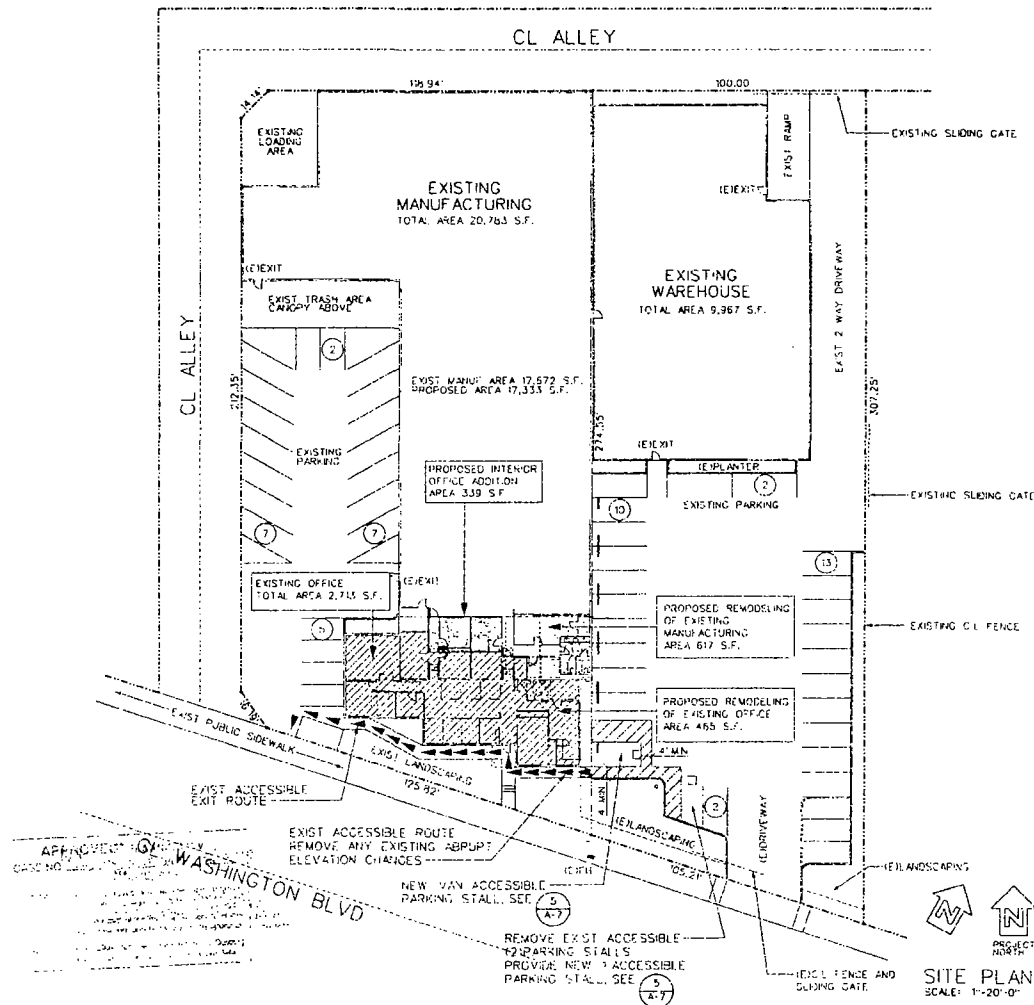
1. RE-UP SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT (SLOTTING)
2. EXIT DOORS AND GRATES SHALL BE OPERABLE FROM WITHIN WITHOUT THE USE OF A KEY OR ANY SPECIAL HIGH-EDGE OR EFFORTS WHEN SPACE IS OCCUPIED.
3. LIGHTING AND MECHANICAL FIXTURES MUST BE SUPPORTED BY ADDITIONAL INDEPENDENT NO. 12 GAUF WIRES ATTACHED TO EACH CORNER OF FIXTURE.
4. EXISTING SITE ACCESSIBLE PARKING STALLS, RESTROOMS, ETC. SHALL FULLY COMPLY WITH 1-1-11 AND SUBJECT TO FIELD VERIFICATION AND APPROVAL.

PROJECT SHALL COMPLY WITH:
 1. 2007 CALIFORNIA FIRE CODE
 2. 2007 CALIFORNIA PLUMBING CODE
 3. 2007 CALIFORNIA MECHANICAL CODE
 4. 2007 CALIFORNIA ELECTRICAL CODE
 5. 2007 CALIFORNIA ENERGY EFFICIENCY STANDARDS - TITLE 24
 6. CITY OF WHITTIER MUNICIPAL CODE

NOTE: THE CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.

INTERIOR OFFICE & MANUFACTURING AREA REMODEL

FRED R. RIPPY, INC. WHITTIER, CALIFORNIA



INDEX OF DRAWINGS

DWG. NO.	DRAWING NAME
A-1	ARCHITECTURAL
A-1	SITE PLAN
A-2	FLOOR PLAN
A-2	EXIT PLAN
A-4	ROOM FINISH SCHEDULE
A-5	WINDOW AND DOOR SCHEDULE
A-6	REFLECTED CEILING PLAN
A-7	ENLARGED RESTROOM PLAN AND DETAILS
A-8	ENLARGED RESTROOM PLAN AND DETAILS
S-1	STRUCTURAL
S-1	CEILING FRAMING PLAN
S-2	DETAILS
E-1	ELECTRICAL
E-1	NOTES, SCHEDULES
E-2	POWER PLAN
E-3	LIGHTING PLAN
E-4	TITLE 24 LIGHTING
M-1	MECHANICAL
M-1	HVAC NOTES
M-2	HVAC SCHEDULES
M-3	HVAC PLANS
M-4	TITLE 24
P-1	PLUMBING
P-1	PLUMBING NOTES
P-2	PLUMBING PLANS

BUILDING CODE DATA

DESCRIPTION OF USE	MANUFACTURING/WAREHOUSE
OCCUPANCY	F-2, S-2
NO. OF STORIES	1
TYPE OF CONSTRUCTION	II-B
SPRINKLERS	NO

SITE AND BUILDING DATA

ZONE	WORKPLACE DISTRICT
LOT AREA	32,557 SQ. FT.
TOTAL EXISTING BUILDING AREA	30,750 SQ. FT.
EXISTING MANUFACTURING AREA	17,333 SQ. FT.
PROPOSED MANUFACTURING AREA	17,333 SQ. FT.
EXISTING WAREHOUSE AREA	9,755 SQ. FT.
EXISTING OFFICE AREA	2,715 SQ. FT.
TOTAL PROPOSED OFFICE AREA	3,052 SQ. FT.

PARKING

TOTAL PARKING REQUIRED	48 STALLS
MANUFACTURING	20,783 S.F. 7500/416 STALLS
WAREHOUSE	9,907 S.F. 1500/0.5 STALLS

LEGAL DESCRIPTION

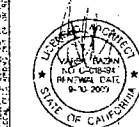
LOT 15, 22, 16477 13-88

DESIGN TEAM

ARCHITECTURE:	MAREK BAZAN ARCHITECT	714-525-2580
ELECTRICAL ENGINEERING:	JIM FRIEDMAN ENGINEERING	714-214-1510
MECHANICAL ENGINEERING:	PETER CHEN P.E.	949-232-5286



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7/20/2008

OWNER:
 FRED R. RIPPY, INC.
 12471 E. WASHINGTON BLVD.
 WHITTIER, CA 90602
 562.688.9801

INTERIOR OFFICE &
 MANUFACTURING AREA REMODEL
 FRED R. RIPPY, INC.
 12471 E. WASHINGTON BLVD
 WHITTIER, CA 90602

7/20/2008
 PLAN CHECK CORRECTIONS
 5/10/2008

SITE PLAN

A-1

24896
 48739
 080095 A/S

<u>Location</u>	<u>Product Name</u>	<u>Container Volume</u>	<u>Quantity</u>	<u>MSDS</u>
Front Office	Shelves			
	Dust-Off	12 oz	7	
	Janitor's Closet/Equipment Room			
	Ajax Oxygen Bleach Cleaner	21 oz	2	
	Spray & Wipe All Purpose Cleaner/Degreaser	1 gal	1	
	Window Cleaner	1 gal	1	
	Bleach	1 gal	1	
	Betco AF79 Concentrate	1 qt	1	
	Betco Clear Image Glass Cleaner	1 qt	1	
	Roots & All Ultimate Grass & Weed Killer	1 gal	1	
	Houseplant & Garden Insect Spray	1 qt	1	
	Tilex Instant Mildew Remover	1 qt	1	
	Sta-Brite	15 oz	1	
	Sasco Gloss Wet Look Cure Seal	3.785 L	1	
	Break Room			
	Clorox Disinfecting Wipes	78 wipes	1	
	Joy Manual Pot and Pan Detergent	1.12 L	1	
	Pledge	12.5 oz	1	
	Pro Pride Clear Ammonia	1 gal	1	
	Sta-Brite	15 oz	1	
	Formula 409 Antibacterial Kitchen	1 qt	1	
	Comet Disinfectant Cleaner	21 oz	1	
	Ajax Oxygen Bleach Cleaner	21 oz	1	
	Betco Clear Image Glass Cleaner	1 gal	1	
	First Street Distilled White Vinegar	1 gal	1	
	Men's Restroom			
	Avon Moisture Therapy Body Lotion	1 L	1	
	Gojo Natural Orange Pumice Heavy-Duty Hand Cleaner	1 gal	1	
Production Area	Rear Production Area			
	Soy Gold 2000 Water Rinsable Solvent	1 gal	1	X
	Dodge Accustamp Vanishing Oil 11 ¹	55 gal	4	X
	Alcohol (in spray bottle)	32 oz	3	
	Keri Lotion Deep Conditioning Original	160 ml	1	
	Permatex Pumice Fast Orange Hand Cleaner	1.20 gal	1	
	Triadine Prep Solution Antiseptic/Germicide	2 fl oz	1	
	Avon Moisture Therapy Intensive Hand Cream	125 ml	1	
	Hydrox Isopropyl Rubbing Alcohol	16 fl oz	1	
	DeoLube 32-AW (Airline Oil)	5 gal	3	
	DeoLube Iso 68-AW (Hydraulic Fluid)	5 gal	2	X
	A.T.F. Type C-4 Fluid SAE 10	5 gal	1	X
	Hydrovane 2000	5 gal	1	X
	Henry 304 Stay Black Asphalt Driveway Patching Mix	1 gal	1	X
	Way Lube Oil (refillable container size 30 gals.) ²	*	1	X
	Kerosene (refillable container size 30 gals.)	*	1	X
	Union 76 Bearing Grease	5 gal	1	
	WD-40	5 gal	1	X
	Acetone	5 gal	1	
	Fire Extinguisher		4	

**Production
Area
(continued)**

Utility Closet

Gojo Natural Orange Pumice Heavy-Duty Hand Cleaner	1 gal	1	
Chem-Aqua 999		1	

QA Lab

Dorn Glass Cleaner	15 oz	1	
Rustoleum Gloss Protective Enamel	12 oz	1	
Dust-Off	12 oz	1	
Spectrum Copper Sulfate 10% (w/v) Solution	500 ml	2	
WD-40	12 oz	1	X

Office North of QA Lab

Klean-Strip Paint Thinner	1 gal	3	X
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Grinding Area

Rustlick Synthetic Coolant	5 gal	1	X
CIMFREE 238	5 gal	1	
CIMCOOL CIMSTAR S2	5 gal	1	
Super Safe Solv	5 gal	1	
Raid Ant & Roach	17.5 oz	1	

Near Server Room

Lemon-Aide	19 oz	1	
Lamstamp 3488	5 gal	1	X

Warehouse

Conco-Pro Professional Coatings	5 gal	1	X
Behr Floor Finish	1 gal	1	

Cabinets near Welding Area

Rust-Oleum Automobile Primer	12 oz	5	
Slime Tire Sealant	15 fl oz	1	
Klean-Strip Acetone	1 gal	1	X
Concentrated Simple Green All-Purpose Cleaner	1 gal	1	
Bernzomatic MAPP Gas	16 oz	1	X
Spectrum Copper Sulfate 10% (w/v) Solution	500 ml	1	
Castrol GTX SAE 10W-40 Motor Oil	1 qt	15	
NAPA Brake Fluid	32 fl oz	1	X
CRC Duster	12 oz	3	X
Peak Antifreeze and Coolant	1 gal	1	
Shell Rotella T Multigrade SAE 15W-40	1 gal	1	
NAPA 50/50 Prediluted Antifreeze Coolant	1 gal	1	
Johnsen's Non-Chlorinated Brake Parts Cleaner	15 oz	1	X
Formula 409 All Purpose Cleaner	22 fl oz	2	
Gel-Gloss	16 oz	1	
Spectracle Wasp & Hornet Killer	20 oz	2	
NAPA Automatic Transmission Fluid	1 qt	4	X
Power Care 2-Cycle Engine Oil with Fuel Stabilizer	6.4 fl oz	2	
Plasti Dip Jr.	7.25 oz	1	X
NAPA Single-Viscosity Motor Oil	1 qt	1	
WD-40	16 oz	2	X

Restrooms

Maxim SP 737 H2O Stainless Steel Cleaner	16 oz	1	
AJAX Oxygen Bleach Cleanser Heavy-Duty Formula	21 oz	1	

¹ ordered 2x/year (each shipment is 2 x 55 gal drums)

² ordered 1x/year (each shipment is 1 x 55 gal drum)



Air Systems

An EMCOR Company

July 26, 2010

De maximis, Inc.
1322 Scott Street, Ste. 104
San Diego, CA 92106

Attention: Ed Modiano

Subject: 12471 Washington Blvd.
Building Ventilation Survey Findings

Dear Ed,

Per your request/direction, on June 22, 2010, Air Systems performed a general outside-air/ventilation survey at the subject building/spaces (12471 Washington Blvd., Whittier, CA). Our findings and recommendations are as follows:

Front Office Space:

General Findings (reference attached OSA Measurement Report):

- This space is conditioned by one (1) York rooftop packaged heat pump unit (model B2HZ060A25) with manual outside-air damper (sizes and damper position as listed on attached report)

Recommendations:

The current condition is code-compliant and should provide adequate ventilation to the conditioned space under normal operation (evaporator/supply fan running/on during normal occupied hours).

Manager Office Space:

General Findings (reference attached OSA Measurement Report):

- This space is conditioned by one (1) York split system heat pump (fan-coil model EIRD036S25B). This system is not currently equipped with a means of outside air.

Recommendations:

It is our recommendation that the existing mechanical equipment should be retrofitted with a means of outside air to provide code-minimum ventilation to the occupied space.

Conference Room Space:

General Findings (reference attached OSA Measurement Report):

- This space is conditioned by one (1) York rooftop packaged heat pump unit with manual outside-air damper (sizes and damper position as listed on attached report).

Recommendations:

The current condition is code-compliant and should provide adequate ventilation to the conditioned space under normal operation (evaporator/supply fan running/on during normal occupied hours).



Inspection Area Space:

General Findings (reference attached OSA Measurement Report):

- This space is conditioned by one (1) Carrier split system air conditioner (fan-coil model 48SS02404021). This system is not currently equipped with a means of outside air.

Recommendations:

It is our recommendation that the existing mechanical equipment should be retrofitted with a means of outside air to provide code-minimum ventilation to the occupied space.

Employee Lunch Room Space:

General Findings (reference attached OSA Measurement Report):

- This space is conditioned by one (1) Carrier split system air conditioner (fan-coil model 25HCA324A300). This system is not currently equipped with a means of outside air.

Recommendations:

It is our recommendation that the existing mechanical equipment should be retrofitted with a means of outside air to provide code-minimum ventilation to the occupied space.

EDM Space:

General Findings (reference attached OSA Measurement Report):

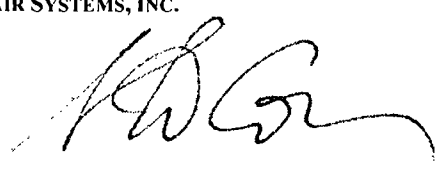
- This space is conditioned by one (1) Carrier split system air conditioner (fan-coil model FB4ANF060). This system is not currently equipped with a means of outside air.

Recommendations:

It is our recommendation that the existing mechanical equipment should be retrofitted with a means of outside air to provide code-minimum ventilation to the occupied space.

If I can be of any further assistance to you, please do not hesitate to call at your convenience.

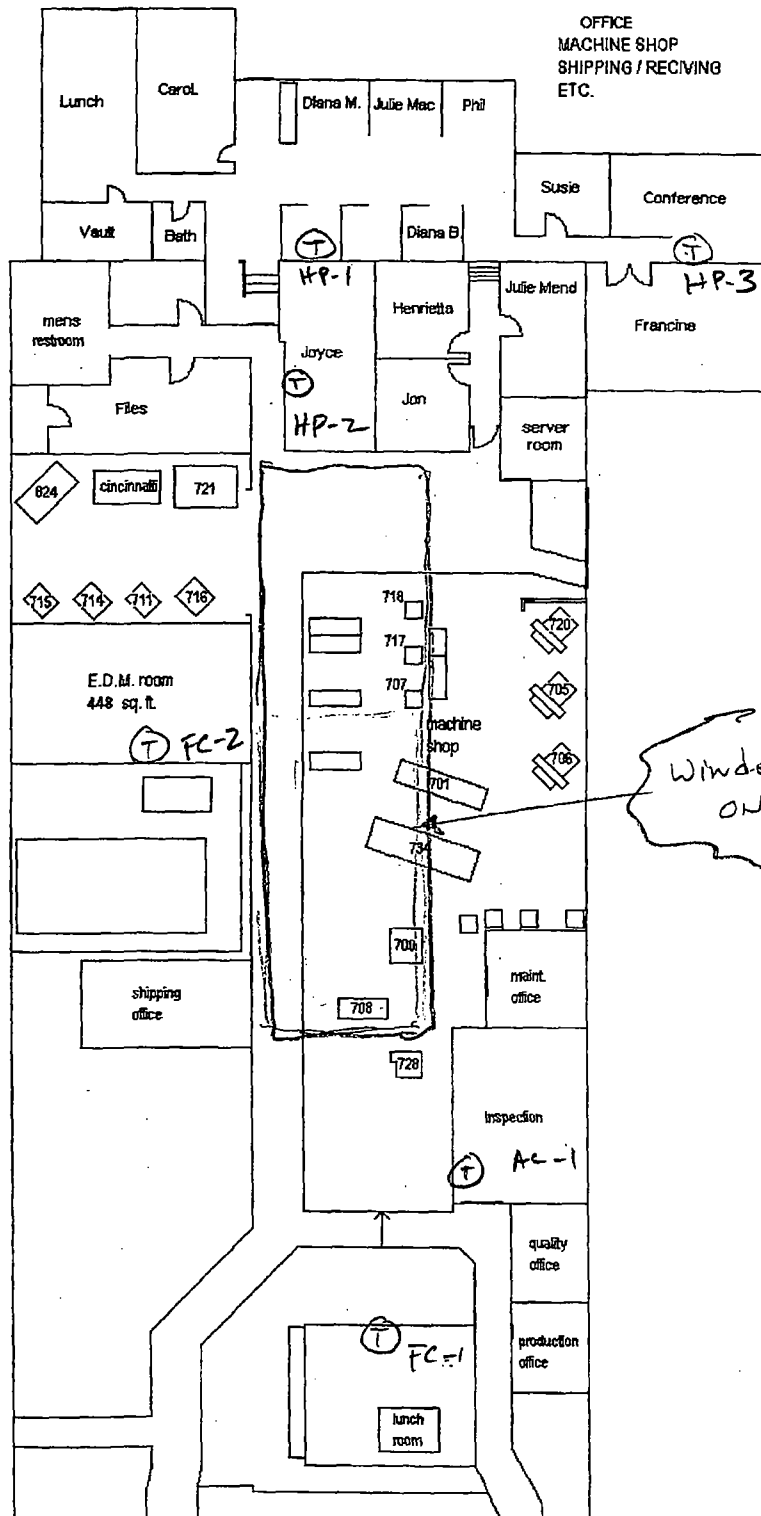
Sincerely,
AIR SYSTEMS, INC.



Steve Conn, PE, NEBB CP
Senior Project Manager
Direct 408.918.5708
Cell 408.318.9770
steve.conn@airsystemsinc.com

attachments: ASI Field Survey "OSA Measurement Report(s)", 1 page dated 6/22/10.





12471 E. WASHINGTON BLVD.

Submittal of Rippy Building Assessment Report - Part 1 of 2
Wallin, Sharon

to:

Lynda Deschambault

08/09/2010 01:40 PM

Cc:

"Ed Modiano", "Chamberlin, David", jkeener, "Song, Edward", tperina

Show Details

History: This message has been replied to and forwarded.

Lynda – CDM is submitting the attached Rippy building assessment report for Ed Modiano and on behalf of OPOG. The HVAC assessment is included as an attachment to the report. Part 2 (5.6MB photo log) will follow in a few minutes.

Regards,

Sharon

Sharon Wallin, P.G.

CDM

111 Academy, Suite 150

Irvine, CA 92617

Phone 949 / 752-5452

Direct Phone 949 / 930-9866

Fax 949 / 725-3790

email wallinsl@cdm.com

<<Rippy Assessment_Aug9_10_complete no photos.pdf>>